

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
VALLEY PARK APARTMENTS SITE PLAN
PDS2014-STP-14-034, PDS2014-ER-06-09-006A**

September 10, 2015

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES

NO

NOT APPLICABLE/EXEMPT

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

The project will obtain its water supply from the Ramona Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Wetland and Wetland Buffers: The project site contains a stormwater drainage channel that was assessed for eligibility as a County RPO wetland. Since the channel is a man-made feature constructed in an upland location, it is categorized as a stormwater facility and meets the criteria for exclusion as a County RPO wetland per RPO Section 86.602 (q)(2). Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe: The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats: Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site, as described in the Biological Resources Letter Report prepared by Althouse and Meade, Inc., dated July 30, 2015. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any archaeological resources. Therefore the project complies with the RPO.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

NO

NOT APPLICABLE

The project Storm Water Management Plan has been reviewed and is found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

NO

NOT APPLICABLE

Even though the proposal could generate potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

The project is the Valley Park Apartments, comprised of 62 units with private and group useable outdoor areas. The project is subject to the County Noise Element which limits exterior noise levels for multi-family developments to 65 dBA CNEL. Primary noise sources to potentially impact the site would be from future traffic from 16th Street and Main Street. Based on the noise report, noise sensitive outdoor areas associated with the project would be exposed to traffic noise as high as 62.4 dBA CNEL at Building Type 2 located along 16th Street. All other building facades would be exposed to future traffic noise levels of 60 dBA CNEL and below. Exterior usable areas would be exposed to levels below the 65 dBA requirement demonstrating conformance to the County's General Plan Noise Element. An interior noise study would be required prior to approval of building permits for Building Type 2 fronting 16th Street. This would ensure the interior noise level requirement of 45 dB is met per the County Noise Element.

The project is also subject to the County Noise Ordinance. Permanent noise sources such as mechanical equipment, HVAC units, and pool pumps, etc. are subject to the County Noise Ordinance one-hour average sound level limit at the property line pursuant to Section 36.404. As part of the project design, a six (6') foot high slump wall is proposed on the northern portion of the site, along the northern property line. Incorporation of this noise control feature would reduce mechanical equipment noise to levels of 45 dBA and below at the worst-case northern property line. The project will be

conditioned to implement this design and would result in all mechanical equipment demonstrating compliance with the County Noise Ordinance.

Temporary grading operations to prep the site were also assessed. The nearest residential property line would be at a minimum, approximately 60 feet from the any construction area. Grading would result in a temporary activity while no materials processing would occur on site. Furthermore, drilling and blasting is not proposed and based on the noise report, noise level are not anticipated to exceed the 75 dBA eight hour average at any occupied property line. Therefore, design measures will be incorporated into the Site Plan decision to ensure Noise Ordinance compliance and General Plan Noise Element conformance.